



GRISDALES

PROPERTY SERVICES



19 Selby Terrace, Maryport, CA15 6NF

£215,000

THIS ABSOLUTELY PACKS A PUNCH!

Perfectly located within a sought after residential area and just minutes from the town centre, train station, schools and harbour this super three bedroomed double fronted semi-detached house offers bags of space including two reception rooms, three double bedrooms, two storage rooms and a single garage! If it's space you need this is the home you need! There's also bags of parking, a really lovely outlook from the front, lots of natural light and very little passing traffic.

We love the character including the attractive brick archway around the door, the coving, mouldings and picture rails, not to mention the original doors (painted) with the Bakelite handles! It's been well maintained but there are some great opportunities for you to put your mark on it too!

COME AND HAVE A LOOK - YOU'RE IN FOR A VERY PLEASANT SURPRISE!

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Double glazing
Heating is by way of an air source heat pump;
White painted doors throughout, some with Bakelite handles
Burglar alarm

ENTRANCE PORCH

6'4" x 3'10" (1.95 x 1.18)

The property is accessed via double uPVC doors with a curved archway and attractive brickwork, and that leads into the entrance porch with uPVC door with frosted glazing panel with additional frosted glazing panel either side of the doors and leaded panes above. Opening into the inner hallway.

INNER HALLWAY

Telephone point, built-in cupboard, stairs to the first floor.

LOUNGE

22'6" x 11'1" (6.86 x 3.39)



A fabulous light and airy room with large windows both to the front and rear. Electric fire with chrome frame in grey marble fireplace with hearth and matching surround. Coving and picture rail, television point.

DINING ROOM

13'10" x 11'0" including bay (4.22 x 3.37 including bay)



With wall mounted modern Dimplex electric fire. Attractive bay window to the front. Coving and picture rail.

KITCHEN

10'10" x 10'0" (3.32 x 3.06)



Fitted with a range of base and wall units in cream with chrome handles and wood effect laminate worktop over with pale blue ceramic tiles. Kitchen includes electric Baumatic oven with space for microwave above, 4-ring electric hob with extractor fan over, plumbing for washing machine and stainless steel sink with mixer tap. Space for fridge/freezer and space for additional furniture. Part clad walls in pine tongue and groove and matching ceiling. Door to the rear and steps leading to:

PORCH

8'9" x 3'10" (2.67 x 1.18)

Fitted with uPVC windows to three sides and Perspex roof. Steps down to the rear door.

CLOAKROOM/UTILITY ROOM

6'4" x 5'8" (1.95 x 1.74)



Fitted with low level WC and wash basin with chrome mixer tap. Useful understairs area with shelving, space for appliances, frosted window to the rear and wood effect vinyl floor covering.

STAIRS AND LANDING

Attractive staircase with white painted handrails and bannisters and frosted window at half landing level. Access into the loft.

BEDROOM ONE

13'11" x 11'11" plus cupboards (4.86 x 3.65 plus cupboards)



A particularly spacious double bedroom with two large windows overlooking the front and fitted with a practical range of white fronted wardrobes and cupboards. Picture rail.

BEDROOM TWO

13'4" x 11'1" (4.08 x 3.39)



Double room with bay window and built-in cupboard below and stained window sill. Further range of built-in wardrobe. Picture rail.

BEDROOM THREE

10'1" x 9'3" plus cupboards (3.09 x 2.84 plus cupboards)



Double room and fitted with a range of wardrobes. Picture rail.

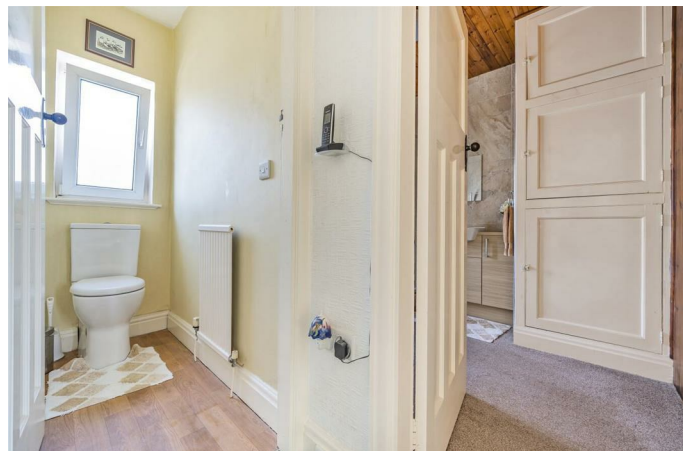
BATHROOM

10'1" x 7'8" (3.08 x 2.35)



Fitted with corner bath with tap connected shower hose, large shower with curved door in chrome frame and wall mounted Triton shower and attachments and fitted within the shower with waterproof panelling. White wash basin with chrome tap, set into wood effect laminate worktop with cupboards below. Built in cupboard, part pine panelling to one wall and the ceiling and part tiled to other areas. Chrome ladder style radiator.

SEPARATE WC



With low level WC, wood effect flooring and frosted window to the rear.

PARKING

There is parking for three cars on the front and there is access to the garage at the rear where there is off road parking for a further car.

SINGLE GARAGE

17'0" x 10'10" (5.20 x 3.32)



Double doors lead to a single garage.

FRONT GARDEN

A gate leads to a well maintained courtyard garden with paving and gravelled areas, perfect for pots and shrubs etc. A lovely place to sit and enjoy the sun!

REAR GARDEN



To the rear is an enclosed courtyard garden with concrete drive for one car and access to the single garage. There are additional paved areas with well established shrub and floral borders. Access to the coalhouse.

CELLAR AREA - ROOM ONE

10'6" x 9'11" (3.21 x 3.03)

With Samsung source heat pump controls, etc. Belfast sink with tap and additional tap.

CELLAR - ROOM TWO

11'0" x 10'5" (3.37 x 3.20)

With fuse box etc.

OUTLOOK

From the front there is a super outlook over allotments to trees and rooftops in the distance.

DIRECTIONS



From Cockermouth, take the A594 to Maryport. Carry straight on at the mini roundabout and just before the main traffic lights in the centre of the town, Selby Terrace is on the left hand side. Proceed down here and the property is located on the right towards the end.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

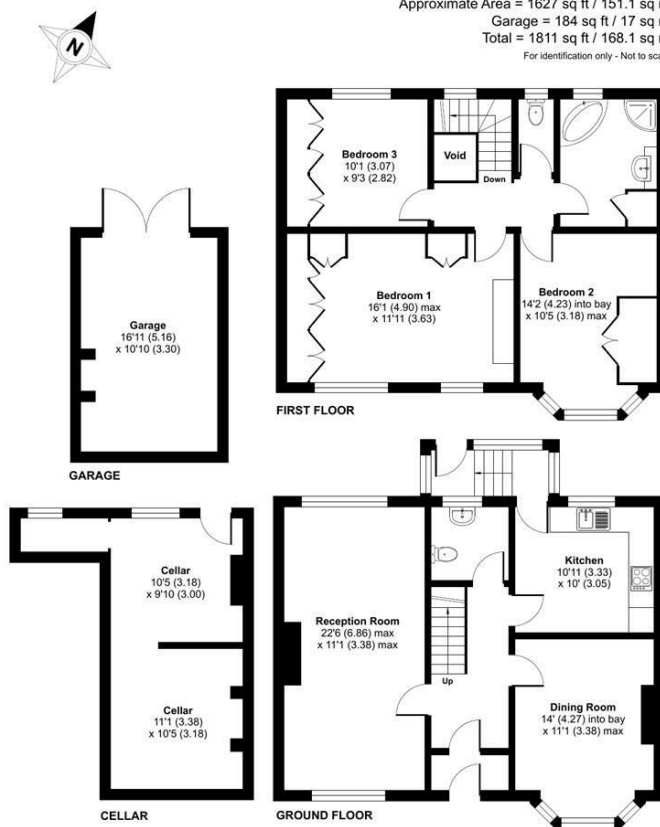
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Selby Terrace, Maryport, CA15

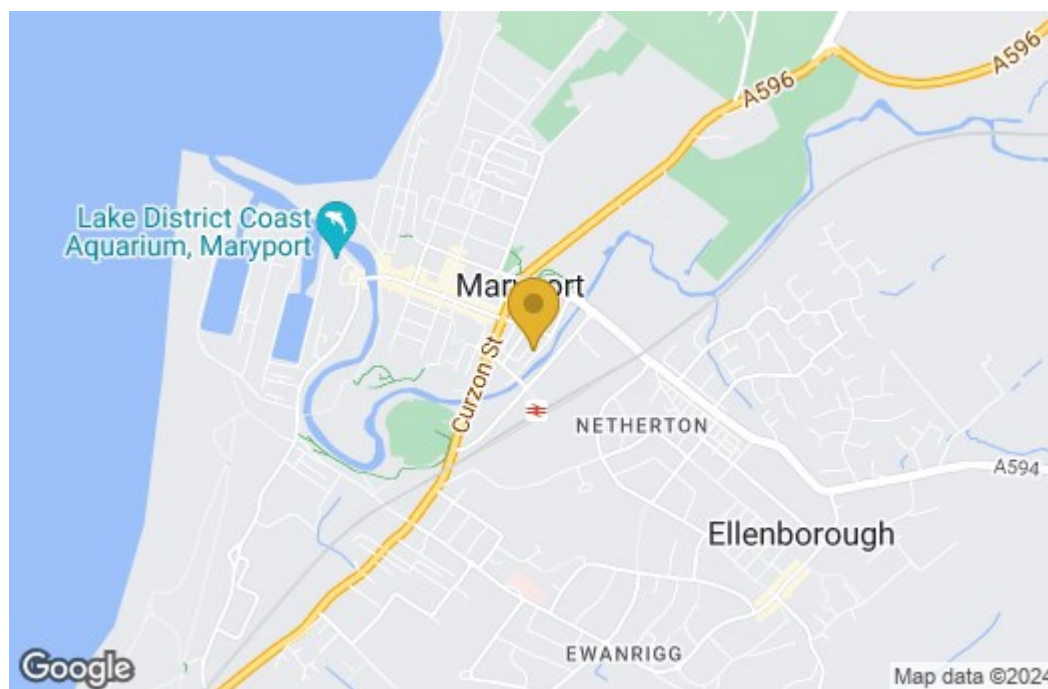
Approximate Area = 1627 sq ft / 151.1 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1811 sq ft / 168.1 sq m

For identification only - Not to scale

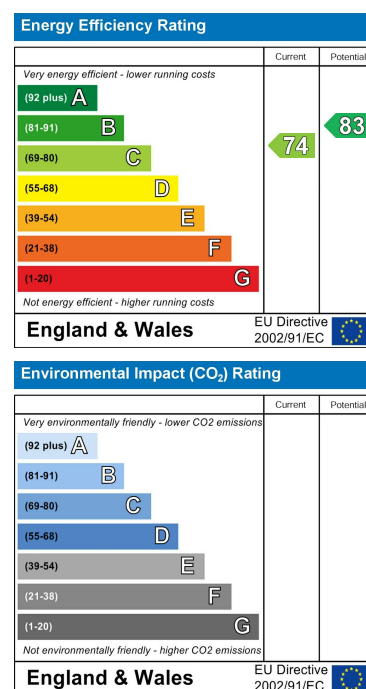


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1137487

Area Map



Energy Efficiency Graph



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